

072.0

0002

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

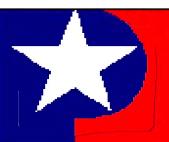
ARLINGTON

Total Card / Total Parcel

1,318,100 / 1,318,100

1,318,100 / 1,318,100

ASSESSED: 1,318,100 / 1,318,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	SRIKRISHNA SNEHAL
Owner 2:	VAIDYANATHAN MAITHRIE
Owner 3:	

Street 1: 29 COLUMBIA ROAD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: RAJAN KRISHNAN V -

Owner 2: -

Street 1: 29 COLUMBIA ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,327 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Clapboard Exterior and 3576 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6327		Sq. Ft.	Site		0	70.	0.96	12									426,866						426,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6327.000		891,200				426,900		1,318,100						315818	
Total Card							0.145		891,200				426,900		1,318,100		Entered Lot Size				GIS Ref	
Total Parcel							0.145		891,200				426,900		1,318,100		Total Land:				GIS Ref	
Source: Market Adj Cost									Total Value per SQ unit /Card:		368.60		/Parcel: 368.6				Land Unit Type:				Insp Date	

05/21/14

!6068!

USER DEFINED

Prior Id # 1:	45506
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	20:52:54
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	891,200	0	6,327.	426,900	1,318,100	1,318,100	Year End Roll	12/18/2019
2019	101	FV	682,700	0	6,327.	396,400	1,079,100	1,079,100	Year End Roll	1/3/2019
2018	101	FV	682,700	0	6,327.	396,400	1,079,100	1,079,100	Year End Roll	12/20/2017
2017	101	FV	682,700	0	6,327.	347,600	1,030,300	1,030,300	Year End Roll	1/3/2017
2016	101	FV	682,700	0	6,327.	317,100	999,800	999,800	Year End	1/4/2016
2015	101	FV	667,100	0	6,327.	280,500	947,600	947,600	Year End Roll	12/11/2014
2014	101	FV	211,000	0	15,407.	383,800	594,800	594,800	Year End Roll	12/16/2013
2013	101	FV	211,000	0	15,407.	365,200	576,200	576,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAJAN KRISHNAN	76298-395	1	11/30/2020		1,565,000	No	No		
29-33 COLUMBIA	63729-235		6/10/2014	Chgd>Assmt<	1,269,000	No	No		
MAHONEY WILLIAM	63190-254		1/17/2014	Convenience	99	No	No		
KAPLAN MARC B,	62605-573		9/10/2013	Change>Sale	550,000	No	No		
SWETT VALERIE,	60764-101		12/18/2012	Convenience	1	No	No		
KAPLAN MIRIAM	35515-105		5/22/2002	Family	10	No	No		
	7750-160		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/4/2018	352	Heat App	15,500	C					5/29/2014	Whole Card	MM	Mary M
3/29/2016	361	Solar Pa	5,089						5/21/2014	Measured	PC	PHIL C
11/8/2013	1656	New Buil	185,000	O					3/6/2014	Info Fm Prmt	EMK	Ellen K
10/22/2013	1570	Foundati	15,000	C					3/6/2014	Info Fm Prmt	EMK	Ellen K
10/16/2013	1542	Demoliti	10,000	C					3/6/2014	Info Fm Prmt	EMK	Ellen K
8/14/2008	929	New Wind	10,500									
7/23/2008	818	Siding	9,200									

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 3	Rating: Very Good	A Bath:	Rating:	Lot divided 33 Columbia Rd became 33, 29 & 0 lot Columbia Rd. New Houses at 29 & 33.				WDK	10																	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:	3	25															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE		OTHER FEATURES									RESIDENTIAL GRID																	
View / Desir:		Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 2	Rating: Very Good	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units: 1				18														
GENERAL INFORMATION				Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	Other																						
Grade: B+ - Good (+)	Year Blt: 2013	Eff Yr Blt:	Alt LUC:	Upper		Lvl 2		Lvl 1																						
Jurisdct: G15	Fact: .	Const Mod:	Lump Sum Adj:	Lower		Totals	RMS: 11	BRs: 5	Baths: 3	HB: 1																				
INTERIOR INFORMATION				DEPRECIATION	Phys Cond: VG - Very Good	0.6 %	Exterior:	No Unit	RMS	BRs	FL																			
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Functional:	%	Interior:	1	11	5	M																				
				Economic:	%	Additions:																								
				Special:	%	Kitchen:																								
				Override:	%	Baths:																								
				Total:	0.6 %	Plumbing:																								
						Electric:																								
						Heating:																								
						General:																								
CALC SUMMARY				COMPARABLE SALES												SUB AREA														
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Basic \$ / SQ: 125.00	Size Adj.: 0.94362414	Const Adj.: 0.99989998	Adj \$ / SQ: 117.941	Other Features: 148254	Grade Factor: 1.46	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL										
											LUC Factor: 1.00	Juris. Factor: 1.00	Before Depr: 172.19																	
											Adj Total: 896593	Special Features: 0	Val/Su Net: 169.95																	
											Depreciation: 5380	Final Total: 891200	Val/Su SzAd: 249.22																	
											Deprecated Total: 891213																			
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 072-0-0002-0002.A												IMAGE									
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value													
More: N	Total Yard Items:					Total Special Features:												Total:												

